

February 13, 2020

Public Hearing Room, 2nd Floor

I. 12:00 p.m. - 12:30 p.m. - Lunch - Conference Room 303, 3rd Floor

II. Call to Order

The meeting was called to order at 12:30 PM by Chairperson Kyle Van Strien

PRESENT: Rozeboom, Davis, Joseph, Greenwald, Behler, Verhulst, Van Strien, Brame

ABSENT: Treur

STAFF PRESENT: Kristin Turkelson, Landon Bartley, Elizabeth Zeller, Nick Cicero, Jeoshua Villars, Assistant City Attorney Amber Beebe, and recording secretary Carol Gornowich

Minutes - Approval of the 1/23/20 minutes: **Motion by Mr. Rozeboom, supported by Mr. Davis, to approve the Planning Commission minutes of 1/23/20. MOTION CARRIED UNANIMOUSLY.**

III. Approval of Minutes

A. Approval of Minutes from January 23, 2020

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Paul Rozeboom, Vice Chairperson
SECONDER:	James Davis, Secretary
YEAS:	Rozeboom, Davis, Joseph, Greenwald, Behler, Verhulst, Van Strien, Brame
ABSENT:	Rick Treur

IV. Business

A. **Planning Director's Report**

B. **Conflict of Interest**

V. Public Hearings beginning 1:00 p.m. or soon thereafter in the Public Hearing Room, 2nd Floor

A. Text Amendments - Recreational Marijuana

Applicant: City of Grand Rapids (*Tabled closed from January 23, 2020*)
(Planning Department)

Requesting: **Consideration of text amendments to the Zoning Ordinance to amend requirements related to recreational marihuana.**

Requirements: 5.12.10. Zoning Ordinance Text and Map Amendments

Case Number: PC-TXT-2019-0210

Staff Assigned: Landon Bartley lbartley@grcity.us

Type of Case: Text Amendment

Effective Date: City Commission approval

RESULT:	RECOMMENDED TO CITY COMMISSION [UNANIMOUS]
MOVER:	Paul Rozeboom, Vice Chairperson
SECONDER:	James Davis, Secretary
YEAS:	Rozeboom, Davis, Joseph, Greenwald, Behler, Verhulst, Van Strien, Brame
ABSENT:	Rick Treur

B. Text Amendments - Special Conditions Overlay District

Applicant: City of Grand Rapids
Requesting: **Consideration of Zoning Ordinance text amendments regarding a new Special Conditions Overlay District.**
Requirements: 5.12.10. Zoning Ordinance Text and Map Amendments
Case Number: PC-TXT-2019-0209
Staff Assigned: Kristin Turkelson kturkelson@grcity.us
Type of Case: Text Amendment
Effective Date: City Commission Approval

RESULT:	RECOMMENDED TO CITY COMMISSION [UNANIMOUS]
MOVER:	Laurel Joseph, Board Member
SECONDER:	Walter M Brame, Board Member
YEAS:	Rozeboom, Davis, Joseph, Greenwald, Behler, Verhulst, Van Strien, Brame
ABSENT:	Rick Treur

C. 928 Wealthy St SE - Beer Production and Tasting Room

Address: **928 Wealthy St SE**
Applicant: Speciation Artisan Ales, LLC
(Mitch and Whitney Ermantinger)
Requesting: **Approval to establish a microbrewery production and tasting room, and sales for off-site consumption.**
Zoning: TN-TBA Traditional Neighborhoods – Traditional Business Area
Requirements: Article 6 Mixed-Use Commercial Zone Districts
5.9.05. Alcohol Sales
5.12.08. Standards for Site Plan Review
5.12.09. Special Land Use
Case Number: PC-SLU-2019-0204
Staff Assigned: Elizabeth Zeller ezeller@grcity.us
Type of Case: Special Land Use
Effective Date: February 29, 2020

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Paul Greenwald, Board Member
SECONDER:	Stacie Behler, Board Member
YEAS:	Rozeboom, Davis, Joseph, Greenwald, Behler, Verhulst, Van Strien, Brame
ABSENT:	Rick Treur

D. 2750 Burton St SE - Electronic Message Center

Address: 2750 Burton St SE
Applicant: St. Paul the Apostle Church (Rev. Peter Damian)
Requesting: Approval for an electronic message center to be incorporated into a new monument sign.
Zoning: MCN-LDR Mid-Century Neighborhood – Low Density Residential
Requirements: Article 6 Mixed-Use Commercial Zone Districts
5.12.08. Standards for Site Plan Review
5.12.09. Special Land Uses
5.15.10. Changeable Copy Signs
5.15.12. Signs in Mixed-Use Commercial Zone Districts
Case Number: PC-SLU-2020-0001
Staff Assigned: Elizabeth Zeller ezeller@grcity.us
Type of Case: Special Land Use
Effective Date: February 29, 2020

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Walter M Brame, Board Member
SECONDER:	Paul Rozeboom, Vice Chairperson
YEAS:	Rozeboom, Davis, Joseph, Greenwald, Behler, Verhulst, Van Strien, Brame
ABSENT:	Rick Treur

E. 925 40th Street SE marijuana cultivation & provisioning center

Address: 925 40th Street SE
Applicant: Edenz, LLC
(Lisa Dawdy)
Requesting: Approval of a marijuana cultivation facility and provisioning center.
Zoning: SD-IT Special Districts – Industrial Transportation
Requirements: Article 7 Special Zone Districts
5.9.19. Marihuana Facilities
5.12.06. Neighborhood Meeting
5.12.08.E. Standards for Site Plan Review
5.12.09. Special Land Uses
Case Number: PC-MSLU-2019-0174
Staff Assigned: Landon Bartley lbartley@grcity.us

Type of Case: Marijuana Special Land Use and Final Site Plan Review
Effective Date: February 29, 2020

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	James Davis, Secretary
SECONDER:	Laurel Joseph, Board Member
YEAS:	Rozeboom, Davis, Joseph, Greenwald, Behler, Verhulst, Van Strien, Brame
ABSENT:	Rick Treur

F. 1525 College Ave. SE marijuana cultivation & provisioning center

Address: 1525 College Avenue SE *Staff request to postpone to 4/23/2020*
Applicant: Edenz, LLC
(Lisa Dawdy)
Requesting: Approval of a marijuana cultivation facility and provisioning center.
Zoning: SD-IT Special Districts – Industrial Transportation
Requirements: Article 7 Special Zone Districts
5.9.19. Marihuana Facilities
5.12.06. Neighborhood Meeting
5.12.08.E. Standards for Site Plan Review
5.12.09. Special Land Uses
Case Number: PC-MSLU-2019-0191
Staff Assigned: Landon Bartley lbartley@grcity.us
Type of Case: Marijuana Special Land Use and Final Site Plan Review
Effective Date: February 29, 2020

Even though public notice was sent, a waiver of the required separation distance (from Dickinson Park to the south) is requested. The City Commission has not yet made a recommendation as to whether the park. As such, this item is requested to be postponed until April 23, 2020. Public comment may be accepted by the Planning Commission at the February 13, 2020 public hearing.

RESULT:	TABLED OPEN [UNANIMOUS]
	Next: 4/23/2020 12:00 PM
MOVER:	Walter M Brame, Board Member
SECONDER:	Paul Rozeboom, Vice Chairperson
YEAS:	Rozeboom, Davis, Joseph, Greenwald, Behler, Verhulst, Van Strien, Brame
ABSENT:	Rick Treur

G. 647 Burton St SW marijuana provisioning center

Address: 647 Burton Street SW **WITHDRAWN BY APPLICANT**
Applicant: Green Skies- Healing Tree, LLC
(Victor Kattoula)

Requesting:	Approval of a medical marijuana provisioning center.	
Zoning:	SD-IT	Special Districts – Industrial Transportation
Requirements:	Article 7	Special Zone Districts
	5.9.19.	Marihuana Facilities
	5.12.06.	Neighborhood Meeting
	5.12.08.	Site Plan Review
	5.12.09.	Special Land Uses
Case Number:	PC-MSLU-2019-0193	
Staff Assigned:	Landon Bartley lbartley@grcity.us	
Type of Case:	Marijuana Special Land Use and Final Site Plan Review	
Effective Date:	February 29, 2020	

RESULT:	WITHDRAWN
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VI. Planning Commission Discussion

A. Master Plan Discussion

VII. Public Comment

VIII. Adjournment

The meeting was closed at 5:00 PM